



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RETAIL & MEDICAL SPACE AVAILABLE IN GRANADA HILLS

10700 Balboa Avenue, Granada Hills, CA 91344



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RETAIL & MEDICAL SPACES
GRANADA HILLS, CA

PROPERTY FEATURES

10700 Balboa Avenue, Granada Hills, CA 91344







APPROX. 1,084 SF

RETAIL AND MEDICAL SPACES AVAILABLE

- ✓ Private and gated 34 parking spaces
- ✓ Prominent signage
- ✓ Never previously occupied
- ✓ High ceilings
- ✓ Private restrooms

AREA AMENITIES

- ✓ Near the 118 and 405 Freeways
- ✓ Located in prime Granada Hills
- ✓ Close to Granada Charter and John F. Kennedy High School
- ✓ High daytime traffic counts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	22,215	155,581	528,365
 Avg. HH Income	\$111,646	\$117,807	\$99,277
 Daytime Pop	18,494	128,535	427,851
 Traffic Count	± 55,642 CPD ON CHATSWORTH ST & BALBOA BLVD		

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INTERIOR PHOTOS

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RETAIL & MEDICAL SPACES
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FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

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SITE PLAN

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AVAILABLE





COMMERCIAL
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